



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331

Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

GAIL FARBER, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

May 31, 2011

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

48 May 31, 2011

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**RESOLUTION OF SUMMARY VACATION
A PORTION OF WILLIAMS AVENUE AND A PORTION OF ALLEY
NORTH OF ALONDRA BOULEVARD
IN THE UNINCORPORATED COMMUNITY OF COMPTON
(SUPERVISORIAL DISTRICT 2)
(3 VOTES)**

SUBJECT

The action will allow the County of Los Angeles to vacate a portion of Williams Avenue and a portion of alley north of Alondra Boulevard in the unincorporated community of Compton, which are no longer needed for public use. The vacation has been requested by the underlying property owner to provide improvements to the property as part of the construction of the Seasons at Compton, an 84-unit affordable rental community project.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that this action is categorically exempt from the provisions of the California Environmental Quality Act.
2. Find that a portion of Williams Avenue and a portion of alley north of Alondra Boulevard in the unincorporated community of Compton have been impassable for vehicular travel for five consecutive years and no public money has been expended for maintenance during such period and that it may, therefore, be vacated pursuant to Sections 8331(a) and (b) of the California Streets and Highways Code.

3. Find that a portion of Williams Avenue and a portion of alley north of Alondra Boulevard in the unincorporated community of Compton have been determined to be excess by the easement holder, the County of Los Angeles, and that they may, therefore, be vacated pursuant to Section 8334(a) of the California Streets and Highways Code.
4. Find that a portion of Williams Avenue and a portion of alley north of Alondra Boulevard are not useful as nonmotorized transportation facilities pursuant to Section 892(a) of the California Streets and Highways Code.
5. Adopt the Resolution of Summary Vacation.
6. Upon approval, authorize the Director of Public Works to record the certified original resolution with the office of the Los Angeles County Registrar-Recorder/County Clerk.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to find that the project is categorically exempt from the California Environmental Quality Act (CEQA) and allow the County of Los Angeles (County) to vacate a portion of Williams Avenue and a portion of alley north of Alondra Boulevard (Easements) in the unincorporated community of Compton, since they no longer serve the purpose for which they were dedicated and are not required for public access or transportation.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1). The vacation of the Easements will result in added revenue through assessment and taxation and reduce the County's exposure to potential liability.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

The vacation of the Easements will not have a negative fiscal impact on the County's budget. The applicant has paid a \$1,500 fee to defray the expense of the investigation. This amount has been deposited into the Road Fund. The fee was authorized by your Board in a resolution adopted May 4, 1982, Synopsis 62 (Fee Schedule), and as prescribed in Section 8321(d) of the California Streets and Highways Code.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The areas to be vacated contain approximately 14,919 square feet and are shown on the map that is attached to the enclosed Resolution of Summary Vacation.

The California Streets and Highways Code Sections 8331(a) and (b) provide that the legislative body of a local agency may summarily vacate a street or highway if the easements have been impassable for vehicular travel for five consecutive years and no public money has been expended for maintenance on the easements during this period.

The California Streets and Highways Code Section 8334(a) provides that the legislative body of a local agency may summarily vacate a street or highway if the easements have been determined to be excess by the easement holder, the County of Los Angeles.

The Easements are not useful as nonmotorized transportation facilities as defined in Section 887 of the California Streets and Highways Code.

The County's interest in the Easements was acquired in 1925 by dedication in Tract No. 7445, recorded in Book 108, pages 8 and 9, of Maps, in the office of the Los Angeles County Registrar-Recorder/County Clerk as easements for public street and highway purposes and for alley purposes.

Joseph C. Truxaw and Associates requested the vacation of the Easements on behalf of LINC Housing, to provide improvements to the property as part of the construction of the Seasons at Compton, an 84-unit affordable rental community project. The vacation of the Easements provides an additional buildable area. The vacation also provides for the dedication of right of way for the configuration of a cul-de-sac on Williams Avenue.

Adoption of the enclosed resolution and the subsequent recordation will terminate the County's rights and interest in the Easements. Your action will result in the property being unencumbered by the Easements and available to the underlying property owner for use without restriction of the Easements.

ENVIRONMENTAL DOCUMENTATION

This action is categorically exempt from the provisions of CEQA as specified in Sections 15305 and 15321 of the CEQA Guidelines, which state that this class of projects consisting of minor alterations in land use, limitations, and actions to revoke entitlement for use, issued and adopted by the regulatory agency, have been determined not to have a significant effect on the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

This action will allow for additional property taxes through the vacation of the unnecessary street and alley easements.

CONCLUSION

Please return one adopted copy of this letter and one original and one copy of the resolution to the Department of Public Works, Survey/Mapping & Property Management Division, together with a copy of your Board's minute order. Retain one original for your files.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER
Director

GF:SGS:mr

Enclosures

c: Auditor-Controller (Accounting Division - Asset
Management)
Chief Executive Office (Rita Robinson)
County Counsel
Executive Office

**RESOLUTION OF SUMMARY VACATION
A PORTION OF WILLIAMS AVENUE AND A PORTION OF ALLEY
NORTH OF ALONDRA BOULEVARD**

THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES
HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:


1. The County of Los Angeles is the holder of easements for public street and highway purposes and for alley purposes (hereinafter referred to as the Easements) in, over, and across the real property legally described in Exhibit A and depicted on Exhibit B, both attached hereto. The Easements north of Alondra Boulevard are located in the unincorporated community of Compton in the County of Los Angeles, State of California.
2. The Easements have been impassable for vehicular travel for five consecutive years and no public money has been expended for maintenance on the Easements during such period.
3. The Easements are excess rights of way not required for public street or highway purposes.
4. The Easements are not useful as nonmotorized transportation facilities as defined in Section 887 of the California Streets and Highways Code.
5. The Easements are hereby vacated pursuant to Chapter 4, Part 3, Division 9, of the Streets and Highways Code, State of California, commencing with Section 8330.
6. The Director of Public Works is authorized to record the certified original resolution in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, at which time the Easements will no longer be public easements.
7. From and after the date this resolution is recorded, the Easements will no longer constitute a street, highway, or public service easement.

The foregoing resolution was on the 31st day of May, 2011, adopted by the Board of Supervisors of the County of Los Angeles, and ex-officio the governing body of all other special assessment and taxing districts for which said Board so acts.

APPROVED AS TO FORM:

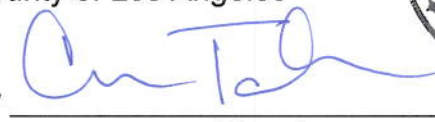
ANDREA SHERIDAN ORDIN
County Counsel

By


Deputy

SACHI A. HAMAI
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By


Deputy



NS:mr

P:\MPPUB\ADMIN\MARIA\BOARD LETTER ENCLOSURE\RES WILLIAMS AVENUE ENCLOSURE

EXHIBIT A

Project Name: **WILLIAMS AVENUE AND ALLEY
NORTH OF ALONDRA BOULEVARD 2-1VAC**
Includes: Parcel No. 313-1VAC
A.I.N. 6181-032 (Portions of Williams Avenue and Alley)
T.G. 735-D5
I.M. 069-217
R.D. 241
S.D. 2
M1088113

LEGAL DESCRIPTION

PARCEL NO. 2-1VAC: (Vacation of public road and highway easement)

That portion of Williams Avenue, 50 feet wide, as shown on map of Tract No. 7445, recorded in Book 108, pages 8 and 9, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, bounded southerly by the northerly boundary of that certain parcel of land described as Part A in Resolution No. 23,223 adopted by the City Council of the City of Compton on October 26, 2010, a certified copy of which was recorded on January 14, 2011, as Document No. 20110083747, of Official Records, in the office of said Registrar-Recorder/County Clerk, said northerly boundary also being the boundary of the City of Compton as shown on said map; and bounded northerly by the following described courses:

Beginning at the southwesterly terminus of that certain 42.00-foot radius curve concave to the west and having an arc length of 80.60 feet in the generally southeasterly boundary of that certain parcel of land described as Parcel 2-2RE in deed to the County of Los Angeles, recorded on March 31, 2011, as Document No. 20110481465, of said Official Records; thence westerly and northwesterly along the westerly and northwesterly continuation of said curve to its intersection with that certain course having a bearing and length of N 86°43'01" E 50 feet in the generally northerly boundary of that parcel of land described in deed recorded on August 28, 1990, as Document No. 90-1487996, of said Official Records; thence westerly along said certain course to the westerly sideline of said Williams Avenue.

Containing: 12,267± square feet

PARCEL NO. 313-1VAC: (Vacation of public road and highway easement)

That portion of that certain Alley, 15 feet wide, as shown on above-mentioned map of Tract No. 7445, bounded southerly by the northerly line of that certain parcel of land described as Part B in the above-mentioned resolution, said northerly line also being coincident with the boundary of the City of Compton as same existed on April 13, 2011; and bounded northerly by the generally northerly boundary of above-mentioned

parcel of land described in deed recorded on August 28, 1990, as Document No. 90-1487996.

Containing: 2,652± square feet

Total Area of PARCEL NO. 2-1VAC and PARCEL NO. 313-1VAC containing: 14,919± square feet


This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code.

APPROVED AS TO DESCRIPTION

April 21, 2011

COUNTY OF LOS ANGELES

By



SUPERVISING CADASTRAL ENGINEER III
Survey/Mapping & Property Management Division

NS:mr

P:\MPPUB\ADMIN\MARIA\BOARD LETTER ENCLOSURE\ID WILLIAMS AVENUE ENCLOSURE

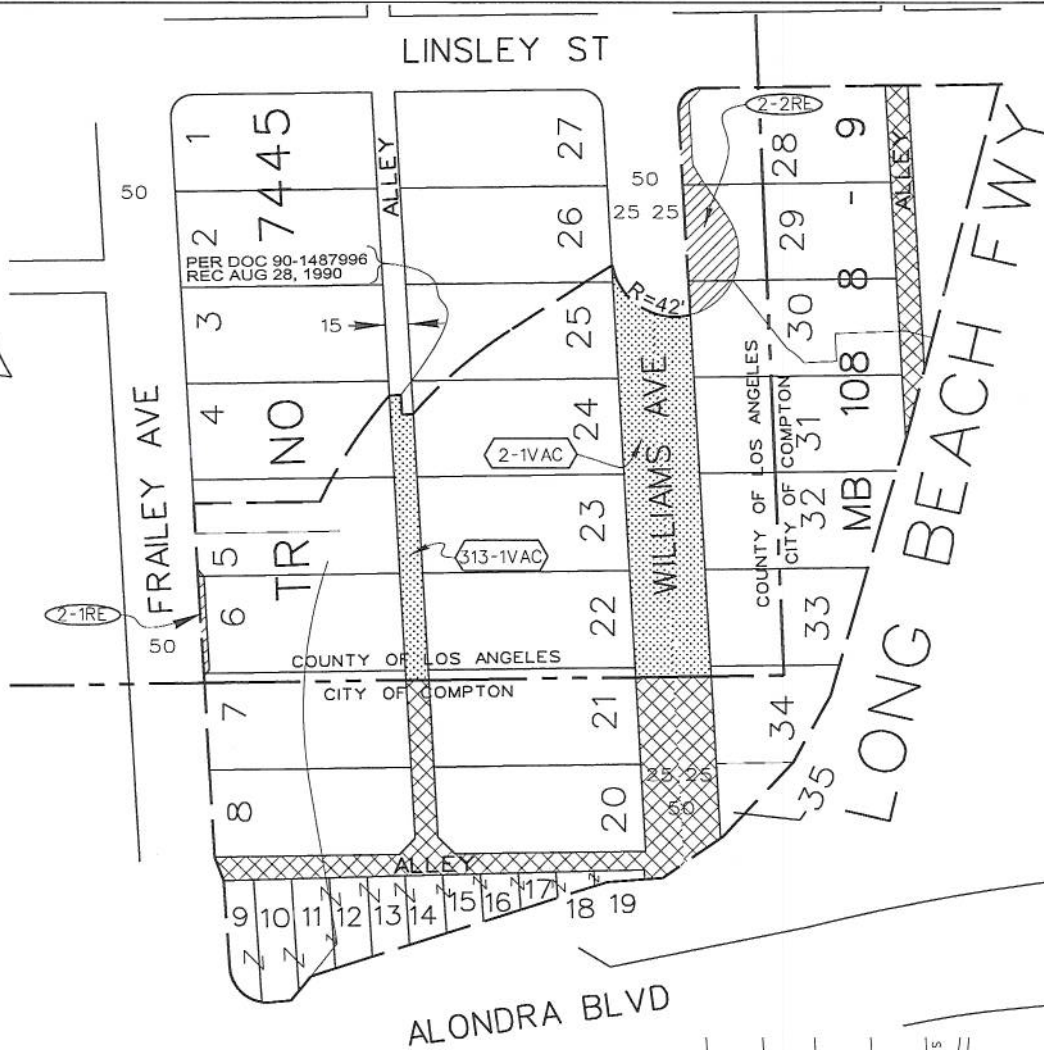
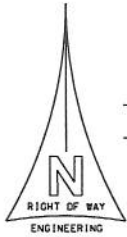


EXHIBIT B

LEGEND

- Area dedicated per Doc No. 20110481465, rec 03/31/11
Total Area: 2,753± s.f.
- Areas to be vacated
Total Area: 14,919± s.f.
- Areas vacated by the City of Compton per Doc No. 20110083747 rec. 01/14/11
- Applicant's property

SUBJECT
LOCATION



DEPARTMENT OF PUBLIC WORKS				SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION		
SD. 2	RD. 241	A.I.N. 6181-032-040 & 051	T.G. 735-D5	WILLIAMS AVE AND ALLEY NORTH OF ALONDRA BLVD		DRAWING NO. M1088113
SCALE NONE	DATE 04-13-11	I.M. 069-217				
REVISIONS				1.	2.	3.